

**CITY OF SAN ANTONIO  
Zoning Commission Agenda**

**FINAL**

Board Room  
First Floor, Development Business Service Center  
1901 S. Alamo

**September 2, 2003  
Tuesday, 11:30 A.M.**

**ZONING COMMISSIONERS**

Gilbert Kissling – District 1	Bradley T. Peel – District Mayor
Willie M. Dixon – District 2	Jody Sherrill – District 7
Helen Dutmer – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session presentation by staff to discuss Southside Initiative Plan and zoning case recommendations and other items for consideration on agenda for September 2, 2003, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Service Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of August 19, 2003 minutes.
7. Z2003162      Kaufman & Associates, Inc., 1854 & 2752 Thousand Oaks.  
(*City Council 9*)
8. Z2003144      Jorge Rodriguez Robles, 1738 Commercial Avenue. (*City Council 3*)
9. Z2003150      Robert R. Martinez, 422 and 502 West Theo Avenue. (*City Council 5*)
10. Z2003154      Integra Texas, L. L. C., 9480 Huebner Road. (*City Council 8*)
11. Z2003155      Southton Ranch, Ltd., 13334 Southton Road. (*City Council 3*)
12. Z2003157      Green, Herrington & Howell, LLC, 800 Block of Zarzamora.  
(*City Council 5*)
13. Z2003160      Manuel & Maria Aguirre, 2419 Basse Road. (*City Council 1*)
14. Z2003161      Kaufman & Associates, Inc., 4002 Stahl Road. (*City Council 10*)

15. Z2003164 Leinguer Ventures, LLC, 16900 Block of Nacogdoches Road.  
(*City Council 10*)
16. Z2003165 JSL Development, 6980 Potranco Road. (*City Council 4*)
17. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
18. **ADJOURNMENT.**

**FINAL**

**Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

# CASE NO Z2003144 C

## Final Staff Recommendation - Zoning Commission

**Date:** September 02, 2003

Zoning Commission continuance from August 19, 2003

**Council:** 3

**Ferguson:** 650 B5

**FINAL**

**Applicant:**

Jorge Rodriguez Robles

**Owner:**

Jorge Rodriguez Robles

**Zoning Request:** "R-6" Residential Single Family District to "R-6" C Residential Single Family District with conditional use for a hair salon.

**Property:** Lot 80, Block, 2, NCB 7645

1738 Commercial Avenue

46.2 Feet north of Kendalia Avenue on Commercial Avenue

**Proposal:** Operate beauty salon

**Neighborhood Association:** None

**Neighborhood Plan:** South Central San Antonio

**TIA Statement:** A traffic impact statement is not required

**Staff Recommendation:**

Approval. The rezoning request is consistent with the South Central San Antonio Community Plan which calls for low density residential, primarily single family, along Commercial Avenue. The subject property is completely surrounded by Residential Single-Family zoning. Staff recommends the following conditions:

1) operating hours shall be between 8 a.m. to 8 p.m.

**CASE MANAGER:** Mona Lisa Faz 207-7945



# CASE NO Z2003150 S

## Final Staff Recommendation - Zoning Commission

**Date:** September 02, 2003

**Council:** 5

**Ferguson:** 650 C2

**FINAL**

**Applicant:**

Robert R. Martinez

**Owner:**

Robert R. Martinez and Felipe and Conception Garcia

**Zoning Request:** "R-6" Residential Single-Family District to "R-6" S Residential Single-Family District with a specific use authorization for a daycare center.

**Property:** Lot 43 and 44 Block 18, NCB 3461

422 and 502 West Theo Avenue

**Proposal:** To expand existing daycare facility

**Neighborhood Association:** Englewood Neighborhood Association

**Neighborhood Plan:** South Central San Antonio Community Plan

**TIA Statement:** A traffic impact analysis is not required

**Staff Recommendation:**

Approval. The rezoning request is consistent with the South Central San Antonio Community Plan. A daycare center is an appropriate transition from the commercial node indicated by the community plan. The lot west of the subject property maintains a specific land use authorization to operate a day care center.

**CASE MANAGER:** Mona Lisa Faz 207-7945

**FINAL**

\_\_\_\_ Notices Mailed  
\_\_\_\_ In Opposition  
\_\_\_\_ In Favor

BURBANK HIGH

SCHOOL

PRADO ST

HOWARDS ST

BOEHMER ST



THEO AV W

MALONE ST W

COTTONWOOD AV

FAYETTE AV

## ZONING CASE: Z2003-150 S

City Council District NO. 5  
Requested Zoning Change  
From: "R-6" To "R-6 S"  
Date: September 2, 2003  
Scale: 1" = 200'

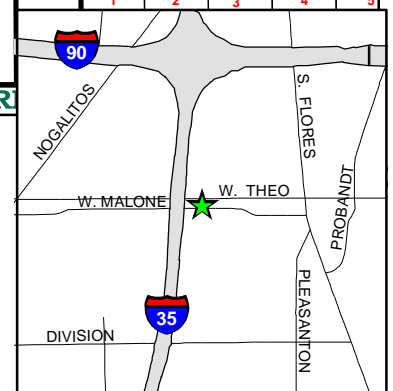
Subject Property

200' Notification

T-19  
p.650  
C-2



C:\SEPT\_2\_2003



# CASE NO Z2003154

## Final Staff Recommendation - Zoning Commission

**Date:** September 02, 2003

**Council:** 8

**Ferguson:** 548 E6

**FINAL**

**Applicant:**

Integra Texas, L. L. C.

**Owner:**

Ernest G. Simon Trust and the Estate of Ernest G. Simon,  
John Simon, Trustee

**Zoning Request:** "R-6" Residential Single Family District to "C-2" Commercial District.

**Property:**

P-11, NCB 15656

9480 Huebner Road

Intersection of Huebner Road and Valley Green Road

**Proposal:**

To construct and operate a medical/professional office building

**Neighborhood Association:** Oakland Estates Neighborhood Association (Within 200 feet of subject property)

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is required

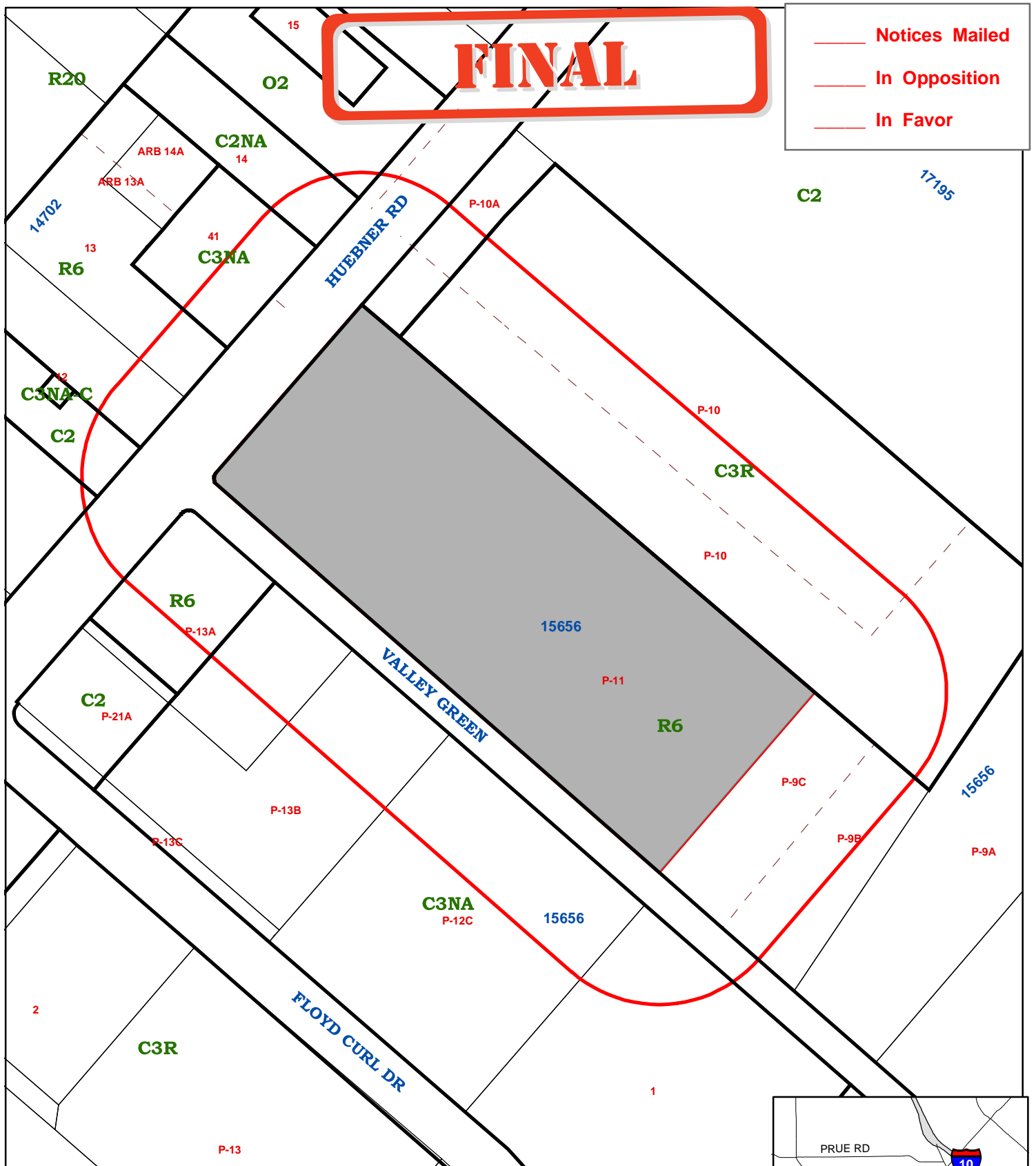
**Staff Recommendation:**

Approval. Subject property is undeveloped land that abuts "C-3R" zoning to the northeast, and "C-3NA" zoning across Valley Green Street to the southwest. There is "R-6" and "C-3NA" zoning across Huebner Road to the northwest. The requested "C-2" zoning is compatible with the zoning scheme in the area, and would have no adverse impact on other properties in the neighboring community.

**CASE MANAGER:** Elvin J. Gant, Jr. 207-5876

**FINAL**

\_\_\_\_ Notices Mailed  
\_\_\_\_ In Opposition  
\_\_\_\_ In Favor



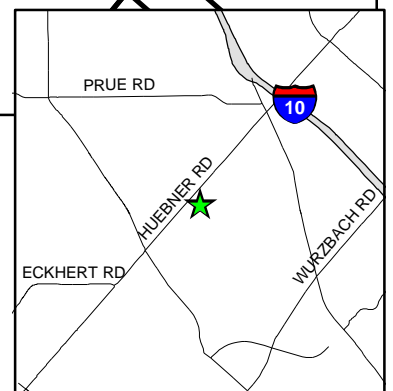
## ZONING CASE: Z2003-154

City Council District NO. 8  
Requested Zoning Change  
From: "R-6" To "C-2"  
Date: September 2, 2003  
Scale: 1" = 200'

Subject Property  
200' Notification



C:\sept\_2\_2003





# CASE NO Z2003155

## Final Staff Recommendation - Zoning Commission

**Date:** September 02, 2003

**Council:** 3

**Ferguson:** 718 E1

**FINAL**

**Applicant:**

Southton Ranch, Ltd.

**Owner:**

Southton Ranch, Ltd.

**Zoning Request:** "NP-10" Neighborhood Preservation District to "MF-25" Multi-Family District (20.647 acres) and "R-5" Residential Single-Family District (96.224 acres).

**Property:** A 116.871 acre tract of land out of NCB 16624

13334 Southton Road

East of the intersection of Southton Road and M.K.T.Railroad

**Proposal:** To develop multi-family and single-family dwellings

**Neighborhood Association:** None

**Neighborhood Plan:** Southside Initiative Community Plan

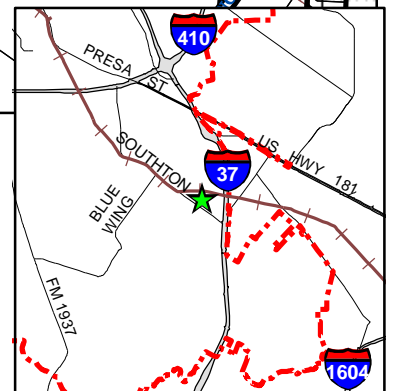
**TIA Statement:** A level two-traffic impact analysis is required

**Staff Recommendation:**

Denial. The 116.871 acre site is located within the Southside Initiative Community Plan. The "MF-25" Multi-Family District and "R-5" Residential Single-Family District is not consistent with the Southside Initiative Community Plan. The Southside Initiative Community Plan calls for rural living (Large lot sizes with low density).

**CASE MANAGER:** Pedro G. Vega 207-7980

\_\_\_\_\_ Notices Mailed  
\_\_\_\_\_ In Opposition  
\_\_\_\_\_ In Favor



# CASE NO Z2003157

## Final Staff Recommendation - Zoning Commission

**Date:** September 02, 2003

**Council:** 5

**Ferguson:** 616 A3

**FINAL**

**Applicant:**

Green, Herrington & Howell, LLC (Jimmy Q. Howell)

**Owner:**

Quality Industrial Properties (Patrick Sonnen)

**Zoning Request:** "I-2" Heavy Industrial District to "C-3NA" General Commercial Nonalcoholic Sales District.

**Property:** Lot 13, 4A, 4B, 5A, 5B, 6A & 6B, NCB 2190

800 Block of North Zarzamora

**Proposal:** To develop and operate a discount retail store

**Neighborhood Association:** Prospect Hill

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required

**Staff Recommendation:**

Approval. Subject property is undeveloped land that abuts "I-1" zoning to the south, and across Zarzamora Street and Ruiz Street to the east and north respectively. There is "C-2" and "R-4" across Leal Street to the south. The requested down zoning action is appropriate, and will not adversely affect other properties in the neighboring area.

**CASE MANAGER:** Elvin J. Gant, Jr. 207-5876

# FINAL

\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor



## ZONING CASE: Z2003-157

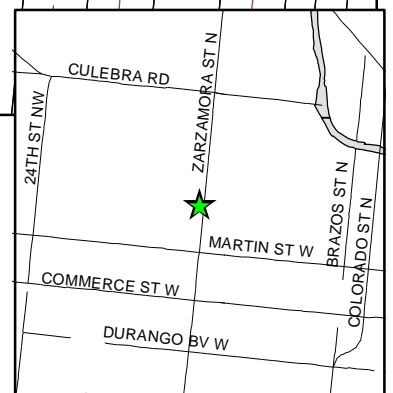
City Council District NO. 5  
 Requested Zoning Change  
 From: "I-1" To "C-3NA"  
 Date: September 2, 2003  
 Scale: 1" = 150'

[Gray Box] Subject Property  
 [Red Circle] 200' Notification

T-10  
 p.568  
 C-5



C:\sept\_2\_2003



# CASE NO Z2003160

## Final Staff Recommendation - Zoning Commission

**Date:** September 02, 2003

**Council:** 1

**Ferguson:** 582 A4

**FINAL**

**Applicant:**

Manuel & Maria Aguirre

**Owner:**

Manuel & Maria Aguirre

**Zoning Request:** "R-4" Residential Single-Family District to "C-2" Commercial District.

**Property:** Lot 32, Block 2, NCB 9666

2419 Basse Road

One (1) block west of West Avenue on Basse Road

**Proposal:** To operate a restaurant

**Neighborhood Association:** North Central and Northwest Los Angeles Heights (within 200 feet)

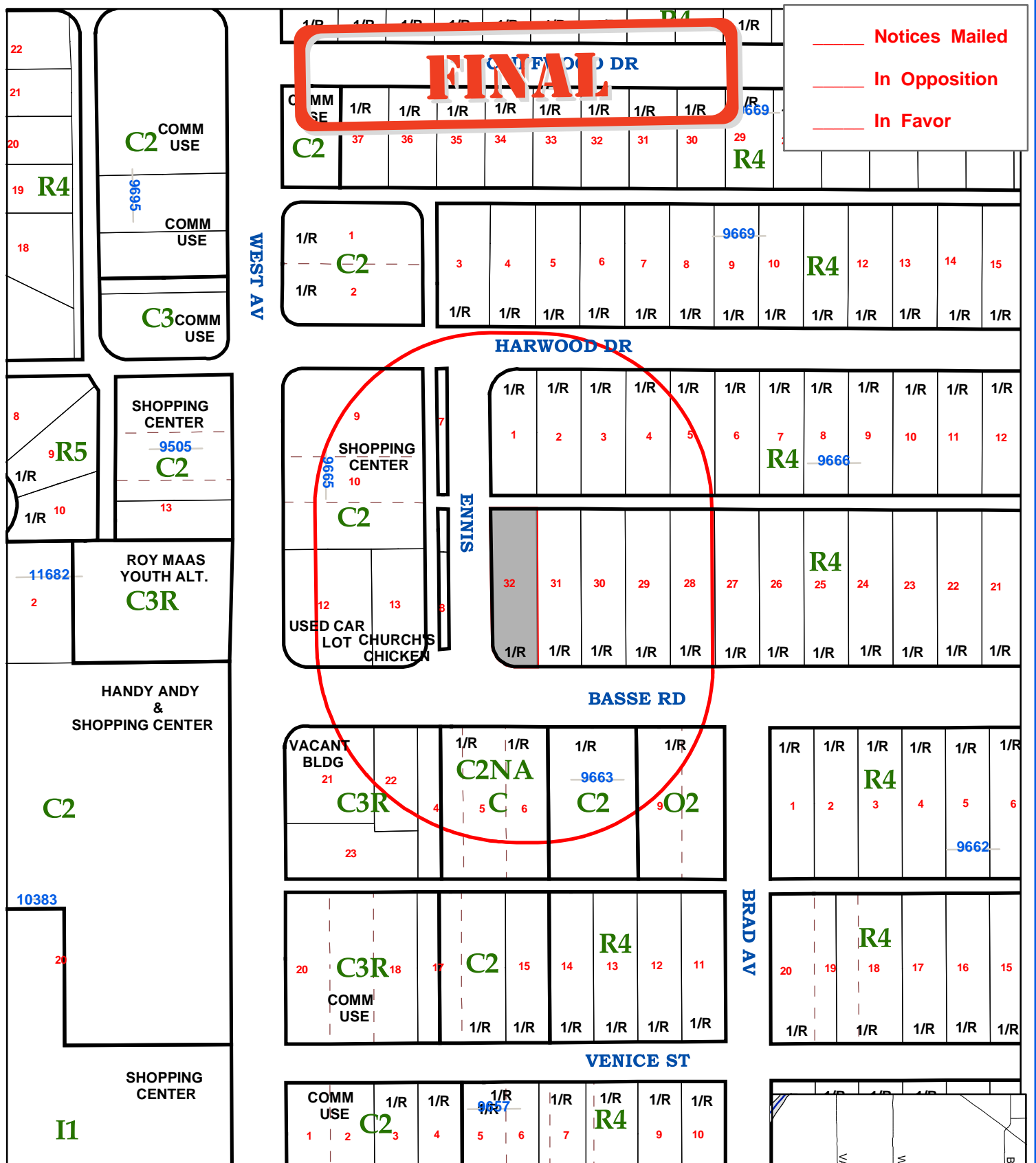
**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required

**Staff Recommendation:**

Denial. The rezoning request would introduce commercial zoning to a completely residential block on Basse Road. The subject property is adjacent to "R-4" Residential Single-Family District to the east, north and west. "C-2 NA C" Conditional Commercial Non Alcoholic Sales District exists south of property on Basse Road, on a single non-residential block. Sufficient commercial zoning and vacancies exist near the subject property. The rezoning request is not compatible with the immediate area.

**CASE MANAGER:** Mona Lisa Faz 207-7945



# ZONING CASE: Z2003-160

City Council District NO. 1  
 Requested Zoning Change  
 From: "R-4" To "C-2"  
 Date: September 2, 2003  
 Scale: 1" = 150'

Subject Property  
 200' Notification

T-22  
 p.582  
 A-4



C:\sept\_2\_2003



# CASE NO Z2003161

## Final Staff Recommendation - Zoning Commission

**Date:** September 02, 2003

**Council:** 10

**Ferguson:** 552 C1

**FINAL**

**Applicant:**

Kaufman & Associates, Inc.

**Owner:**

Pulte Homes

**Zoning Request:** "MF-33" Multi Family District to "PUD RM-4" Planned Unit Development Residential Mixed District.

**Property:** P-63H, NCB 15837

4002 Stahl Road

**Proposal:** To allow for a town home subdivision with private streets

**Neighborhood Association:** None

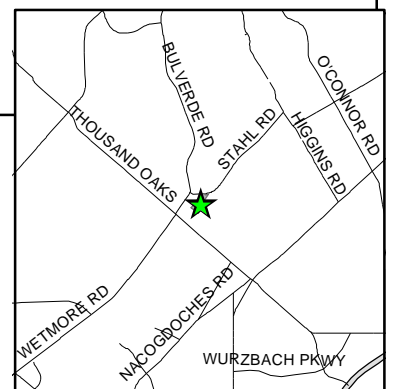
**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Approval. The requested "PUD RM-4" zoning is a substantial down zoning from the existing "MF-33". The PUD designation is requested to permit private streets on the site.

**CASE MANAGER:** Fred Kaiser 207-7942





# CASE NO Z2003162

## Final Staff Recommendation - Zoning Commission

**Date:** September 02, 2003

**Council:** 9

**Ferguson:** 517 E6

**FINAL**

**Applicant:**

Kaufman & Associates, Inc.

**Owner:**

Thousand Oaks/Henderson Pass

**Zoning Request:** "MF-33" Multi Family District, "MF-33" ERZD Multi Family Edwards Recharge Zone District, & "C-3NA" Commercial District, Nonalcoholic Sales to PUD "RM-4" Planned Unit Development Residential Mixed District & PUD "RM-4" ERZD Planned Unit Development Residential Mixed Edwards Recharge Zone District.

**Property:** 13.98 acres out of NCB 16643

1854 & 2752 Thousand Oaks

**Proposal:** To allow for a town home subdivision with private streets

**Neighborhood Association:** North Central Thousand Oaks Neighborhood Association and within 200 feet - Oak Hollow Park Neighborhood Association.

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required

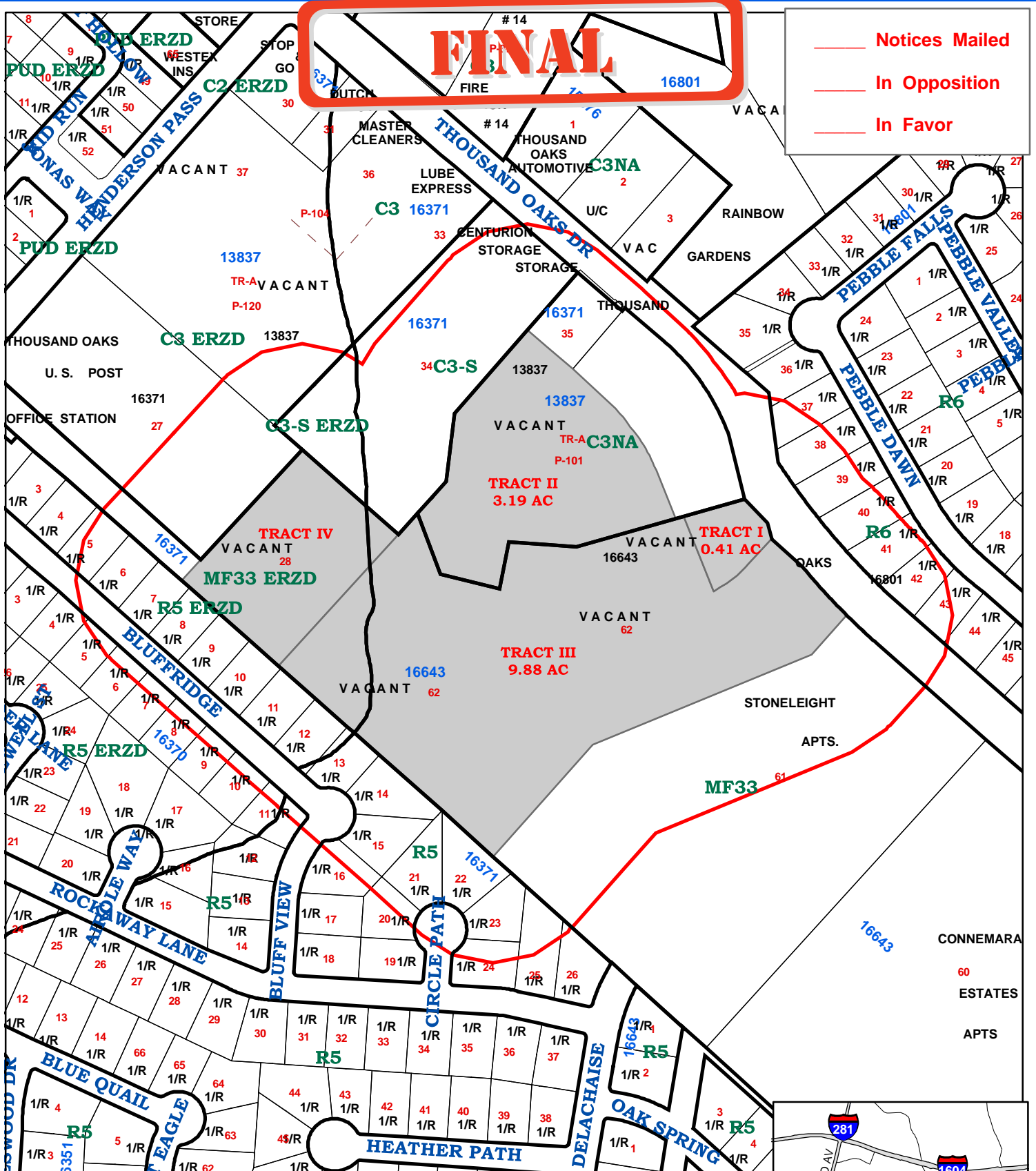
**Staff Recommendation:**

Approval. The proposed "PUD RM-4" is a down zoning from the existing "C-3 NA" zoning and will be a substantial decrease in density from the existing "MF-33". The PUD designation is to permit private roads.

**CASE MANAGER:** Fred Kaiser 207-7942

**FINAL**

\_\_\_\_ Notices Mailed  
\_\_\_\_ In Opposition  
\_\_\_\_ In Favor



## ZONING CASE: Z2003-162

City Council District NO. 9  
Requested Zoning Change

From: "MF-33, MF-33ERZD, C-3NA" To: "PUD RM-4, PUD RM-4ERZD"

Date: September 2, 2003

Scale: 1" = 250'

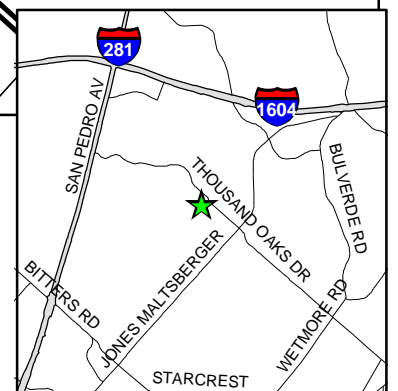
Subject Property

200' Notification

T-10  
p.517  
E-5



Sept 2, 2003



# CASE NO Z2003164

## Final Staff Recommendation - Zoning Commission

**Date:** September 02, 2003

**Council:** 10

**Ferguson:** 519 F4-5

**FINAL**

**Applicant:**

Leinguer Ventures, LLC

**Owner:**

Leinguer Ventures, LLC

**Zoning Request:** "BP" Business Park District and "C-3" General Commercial District to "R-5" Residential Single-Family District (76.04 acres) and "C-3" General Commercial District (21.63 acres).

**Property:** A 97.67 acre tract of land out of NCB 16588

16900 Block of Nacogdoches Road

Southeast side of Nacogdoches Road, northeast of Loop 1604

**Proposal:** To develop single-family residential units and commercial development

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A level one traffic impact analysis is required

**Staff Recommendation:**

Approval. The 97.67 acre tract of land is undeveloped and adjacent to "NP-10" Neighborhood Preservation District, "BP" Business Park District, "C-2" Commercial District and "C-3" General Commercial District. The "R-5" Residential Single-Family District and "C-3" General Commercial District would be appropriate at this location.

**CASE MANAGER:** Pedro G. Vega 207-7980



# CASE NO Z2003165

## Final Staff Recommendation - Zoning Commission

**Date:** September 02, 2003

**Council:** 4

**Ferguson:** 612 E3

**FINAL**

**Applicant:**

JSL Development

**Owner:**

Ellthree, Inc.

**Zoning Request:** "C-2" Commercial District to "R-6" Residential Single-Family District.

**Property:** 0.7149 acres out of NCB 15850

9680 Potranco Road

The northeast corner of Dugas Drive and Sugarloaf Drive

**Proposal:** To construct residential dwellings

**Neighborhood Association:** Heritage Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required

**Staff Recommendation:**

Approval. The subject property is vacant. The rezoning from "C-2" to "R-6" is compatible with the surrounding zoning and uses in the area. Rezoning will allow for continued residential development, complimenting the development pattern along Sugarloaf Drive.

**CASE MANAGER:** Eric Dusza 207-7442

\_\_\_\_ Notices Mailed

\_\_\_\_ In Opposition

\_\_\_\_ In Favor

